

# STATE PROPERTIES REVIEW BOARD

## Minutes of Meeting Held On May 24, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 24, 2012 in the State Office Building.

**Members Present:** Edwin S. Greenberg, Chairman  
Bennett Millstein, Vice-Chairman  
Mark A. Norman  
Pasquale A. Pepe  
John P. Valengavich

**Members Absent:** Bruce Josephy, Secretary

**Staff Present:** Brian A. Dillon, Director  
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Norman moved and Mr. Valengavich seconded a motion to enter into Open Session. The motion passed unanimously.

### **OPEN SESSION**

**DCS Administration of On-Call Contracts.** At 9:30 a.m. Deputy Commissioner Pasquale Salemi and Architect Bruce Bockstael, both of the Department of Construction Services (DCS), and Messrs. Patrick O'Brien and Paul Hinsch of the Office of Policy & Management (OPM) joined the meeting for a discussion regarding the contracting process by which the State to receive professional services from Architects.

Mr. Bockstael explained the details of how the architectural firms are selected based on their qualifications. Large and small firms can be selected. Each contract generally has a limit of \$500,000 (recently increased from \$300,000) over the two year on-call contract period. If a task is deemed to be deliverable through an on-call contract, a firm under contract is selected.

Mr. Norman asked how DCS chooses a firm for an on-call task and discussed under what circumstances would DCS request additional information from that firm or another to review a scope. Mr. Bockstael said that a firm submits a proposal which DCS then reviews for scope of services to be rendered and fees that are consistent with DCS pricing guidelines.

The Chairman inquired about the process for amending either the length or amount of the on-call contract so that a consultant could stay on a project through completion. Deputy Commissioner Salemi explained the process and timing for amending these contracts.

Following additional discussion related to on-call architectural services, Deputy Commissioner Salemi and Messrs. Bockstael, O'Brien and Hinsch left the meeting at 10:20 a.m.

**ACCEPTANCE OF MINUTES OF MAY 17, 2012.** Mr. Norman moved and Mr. Pepe seconded a motion to approve the minutes of May 17, 2012. The motion passed unanimously.

### **REAL ESTATE- UNFINISHED BUSINESS**

### **REAL ESTATE- NEW BUSINESS**

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Mr. Norman moved and Mr. Valengavich seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

**EXECUTIVE SESSION**

**PRB #** 12-130 **Transaction/Contract Type:** RE / New Lease  
**Origin/Client:** DAS / DMHAS  
**Statutory Disclosure Exemptions:** 4b-23(e); 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed lease at 10:24 a.m. and concluded at 10:43 a.m.

Mr. Norman moved and Mr. Valengavich seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

**OPEN SESSION**

**PRB #** 12-136 **Transaction/Contract Type:** RE / Sale  
**Origin/Client:** DOT / DOT  
**Project Number:** 117-112-25A  
**Grantee:** Luke Ericson et al.  
**Property:** 638 Branchville Road, Ridgefield, CT  
**Project Purpose:** DOT sale of excess property  
**Item Purpose:** DOT sale of approximately 1.86-acres improved with a 1,262 SF residential dwelling.

Ms. Goodhouse reported that this property was acquired in 1975 for \$39,500 and is the 12<sup>th</sup> of 13 single family residences that DOT has attempted to sell via public bid since 2009; all were acquired for the proposed Connecticut Route 7, known as “Super 7.” Ms. Goodhouse recommended that the Board approve the DOT proposal to Quit Claim 1.86 acres of residential land, improved with a 1,262 SF, 5 room Colonial style dwelling for \$190,000 to the Grantee.

The proposed sale complies with Sections 4b-21, 3-14b, and 13a-80 of the CGS. In order, DPW, OPM, DDS, DECD and DEP declined an offer to acquire custody & control, and the Town of Ridgefield declined an invitation to purchase. The legislative delegation was also notified of the sale.

The property has been exposed to the market for several years, and the public bid was conducted two times. In 2009 the property was appraised for \$360,000. The minimum bid required was \$270,000 and no bids were received. In March 2011 the process elicited 3 bids of \$50,100, \$120,000 and \$151,001. DOT rejected these bids. The high bidder made a final offer of \$165,000, which DOT rejected. DOT then began a negotiation with Luke Ericson et al, the second highest bidder. DOT wanted \$203,000 which was 70% of the appraised value of \$290,000. The buyer eventually bid \$190,000 which DOT accepted.

**PRB #** 12-138 **Transaction/Contract Type:** RE / Voucher  
**Origin/Client:** DOT / DOT  
**Project Number:** 135-297-005  
**Grantor:** Bruce W. Vukson  
**Property:** 1100 Hope Street, Stamford, CT  
**Project Purpose:** Hope Street Improvement Project  
**Item Purpose:** Acquisition of approximately 411 SF, the right to install 181 SF of driveway, the right to install 303 LF of curbing, the right to remove 123 LF of metal beam rail and install

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bollards for highway purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse reported that to improve motorist and pedestrian safety, this project will reconstruct Hope Street from Northhill Street to Weed Hill Avenue, a distance of 2,100 feet. The roadway will be widened to accommodate separate through and left turn traffic lanes from Knapp Street to Weed Hill Avenue. Three traffic signals will be replaced, new sidewalks installed, new granite curbing, and improvements made to the storm sewer system. The radii at intersecting streets will be improved where possible. As of 8/2009 the total project cost was \$8,433,000, including \$2,000,000 for rights of way acquisition. The funding is 80% federal, 10% state and 10% municipal.

The subject property is a .53 acre site located on what DOT Appraiser Thomas L. Fox describes as a “very good” corner of Hope and Mulberry Streets, Stamford. It is improved with a 6,983± SF strip mall. The tenants include a paint store, dry cleaners and deli. The zone is Village Commercial District. Since no other improvements except as noted below will be affected by the project, Mr. Fox did not value the buildings.

The project is located along the Hope Street frontage. The existing parking spaces there will be rolled back and restriped. The parking lot will remain conforming to the zoning requirements. DOT is also acquiring the rights to construct driveway, install curbing, remove & install pavement markings, and the right to install steel bollards.

The Grantor will be compensated for 411 SF of land along Hope Street and for a metal beam rail which will be removed for the project.

The appraiser relied on three sales, two in Stamford and one in Greenwich, and concluded a value of \$103/SF for this site. The raw data range was from \$66.63/SF to \$208.90/SF. The table on the following page provides additional raw data from Stamford on sales in the commercial/industrial zone.

Item	Before	After	Damages
Land	23,212 SF X \$103/SF = \$2,391,000	22,801 SF x \$103/SF = \$2,348,503	\$42,500
Metal Rail	123 linear feet, lump sum		\$ 2,500
<b>Total</b>			<b>\$45,000</b>

Ms. Goodhouse recommended Board approval. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by the appraiser Thomas L. Fox as of January 26, 2012.

**PRB #** 12-140 **Transaction/Contract Type:** RE / Assignment  
**Origin/Client:** DOT / DOT  
**Project Number:** 17-86-54(B)  
**Grantee:** Town of Bristol  
**Property:** Vicinity of Reconstructed Route 72 and Lincoln Avenue, Bristol, CT  
**Project Purpose:** Assignment of Land to the Town of Bristol  
**Item Purpose:** Assignment of 2 parcels comprising approximately 1,275 SF and 4,271 SF each to the Town of Bristol for highway purposes in connection with the Route 72 Reconstruction Project.

Mr. Dillon recommended Board approval for the release of this real estate to the Town of Bristol. The conveyance complies with Section 13a-80 of the CGS governing the release of excess property by the

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commissioner of transportation. The descriptions in the Quit-Claim to release the real property are consistent with the description in the DOT acquisition deeds.

DOT acquired and is now releasing the following land which was originally acquired for the Reconstruction of Route 72. The project is complete and it now necessary for the State to assign the land to the Town of Bristol. DOT has stated that this project did not have a formal local project agreement but that it was funded with both State and Federal funds. The project release area comprises two (2) parcels of land totaling 4,271 SF and 1,275 SF of land respectively. The original area acquired by the State for the project encompassed partial takings on five parcels. The total original taking area is now being returned to the Town of Bristol. This is a release along a town street for highway purposes only and there is no monetary consideration.

**ARCHITECT-ENGINEER - UNFINISHED BUSINESS**

**ARCHITECT-ENGINEER – NEW BUSINESS**

**OTHER BUSINESS**

**Reimbursement of meeting and mileage fees.** Mr. Valengavich moved and Mr. Pepe seconded a motion to reimburse Messrs. Norman and Millstein for participating in a site inspection on May 23, 2012 at the request of the Department of Administrative Services. The motion passed unanimously.

The Board took the following votes in Open Session:

**PRB FILE #12-130** – Mr. Norman moved and Mr. Valengavich seconded a motion to suspend PRB File #12-130 pending receipt of a floor plan of the demised premises and additional information related to the contribution for tenant improvements. The motion passed unanimously.

**PRB FILE #12-136** – Mr. Valengavich moved and Mr. Millstein seconded a motion to approve PRB File #12-136. The motion passed unanimously.

**PRB FILE #12-138** - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-138. The motion passed unanimously.

**PRB FILE #12-140** – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-140. The motion passed unanimously.

The meeting adjourned.

**APPROVED:** \_\_\_\_\_ **Date:** \_\_\_\_\_  
Bruce Josephy, Secretary